



# City of Annapolis

Department of Planning & Zoning  
Historic Preservation Division  
145 Gorman Street, 3<sup>rd</sup> Floor  
Annapolis, MD 21401-2535

FOR CITY USE ONLY

AGENDA # \_\_\_\_\_

MEETING DATE \_\_\_\_\_

HistPres@annapolis.gov • 410-263-7961 • Fax 410-263-1129 7961 • MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

## HPC Public Hearing Application for Certificate of Approval

Building site address 85 Shipwright Street

Provide complete information below. Mailing addresses and telephone numbers are *required*.

### Property Owner Information

Name Gene and Carol Mirkin  
Address 85 Shipwright Street  
City Annapolis State MD. Zip 21401  
Day phone \_\_\_\_\_ Cell 301-356-3906  
E-mail gmirkin@footandankle-usa.com

### Contractor's Information

Name To Be Determined  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Day phone \_\_\_\_\_ Cell \_\_\_\_\_  
E-mail \_\_\_\_\_

### Authorizing Applicant Information

Name Gary S. Schwerzler - Architect - Fourth St. Design  
Address 421 Fourth Street  
City Annapolis State MD. Zip 21403  
Day phone 410-267-9659 Cell 410-269-8812  
E-mail gary.fsds@gmail.com

### Architect/Engineer Information

Name Fourth Street Design Studio, Inc.  
Address 421 Fourth Street  
City Annapolis State MD. Zip 21403  
Day phone 410-267-9659 Cell 410-269-8812  
E-mail gary.fsds@gmail.com

1. Applicant/Agent to receive comments Gary S. Schwerzler
2. Will you be applying for the Historic Preservation Tax Credit? Yes ☒ No  

The tax credit is limited to those expenses having to do with the exterior features of a structure and the total estimate of expenses per application must exceed \$5,000. Applications must be submitted prior to start of work. Please refer to the Annapolis City Code Section 6.04.230 – Historic Preservation Tax Credit.
3. Are there any easements or deed restrictions for the exterior of this building or the site? Yes ☒ No  

If yes, submit a letter from the easement holder stating their approval of the proposed work.
4. A site plan to scale indicating property lines and lot dimensions, adjacent street and curb cuts, existing structures and locations for all existing and proposed exterior signs.  

If signs are proposed please provide drawings indicating material, method of attachment, position on building, size and front lineal feet of building, size and position of all other signs on building, and a layout of the sign.
5. Scaled drawings (1/4" to 1") for new construction, additions, and major alterations must be submitted. Drawings must include: plans, sections, elevations and details.  

1 full size to scale set of 11" x 17" or larger plans & 8 reduced sets on 8" x 11" or 8" x 14" to scale.
6. Printed color photographs or digital photos of existing conditions must be submitted in original packet. Photocopies of the photographs may be used in the remaining eight packets. Once your project is completed, photos of the completed work must be submitted to the Historic Preservation Staff within 60 days.
7. Applicant must provide cut sheets/specifications on materials and methods to be used.

8. Required permits attached, if applicable: ☐ Fence ☐ Tree ☐ Sign ☒ Building
9. A PDF on a Disc or Thumb Drive of entire application package must be submitted.
10. Description of work proposed. **Please be specific and include as much information as possible in the box below.** Attach an extra sheet if more space is needed.  
 Remove existing double door on the rear facade and the existing casement windows in the sunroom on the rear and corner sideyard facades. Install a new double hung true divided light window and new door on the rear facade in the existing kitchen. Replace the casement windows in the sunroom with double hung true divided light windows and add an additional double hung window to the facade. Replace the sunroom roof with a new walkdeck with a new railing. Install a new door from the second floor bedroom onto the new walkdeck over the sunroom. Repair the existing deck, steps and railing adjacent to the kitchen.

11. Estimated cost of improvement \$ 15,000.00

#### Filing Fee

Rate is 1% of Estimated Cost of Improvement. (Minimum of \$25.00 – Maximum of \$1,000.00)

Rate is 2% of Estimated Cost of Improvement for "After the Fact" Approvals (Minimum of \$50.00 – Maximum of \$2,000.00)

Make check payable to *City of Annapolis*

#### Signature of owner or authorized agent

The applicant certifies & agrees as follows: (1) that they are authorized by the property owner to make this application; (2) that the information is correct; (3) that they will comply with all regulations of the City of Annapolis which are applicable hereto; (4) that they will only perform work on the above property specifically approved by the Historic Preservation Commission; (5) that they are authorized by the property owner to grant City officials the right to enter onto the property for the purpose of inspecting the work permitted.

**A Notice of Public Hearing sign will be made available to the applicant. By signing this application, the applicant acknowledges that it is their responsibility to post the sign 15 days before the hearing.**

Owner/Applicant signature  Date 2/22/18

FOR HPC USE ONLY

Rate x Estimated Cost \$ \_\_\_\_\_ Application received \_\_\_\_\_

Date paid \_\_\_\_\_ Amendment to COA # \_\_\_\_\_



# City of Annapolis

## Department of Planning and Zoning

145 Gorman Street, 3<sup>rd</sup> Fl  
Annapolis, MD 21401-2529

### FOR CITY USE ONLY

PERMIT # \_\_\_\_\_

ISSUED \_\_\_\_\_

BY \_\_\_\_\_

EXPIRES \_\_\_\_\_

Permitting@annapolis.gov • 410-260-2200 • Fax 410-263-9158 • TDD use MD Relay or 711 • [www.annapolis.gov](http://www.annapolis.gov)

## Building Permit Application

Per City Code Section 17.12.056, fees are not refundable.

### Fee Schedule

Please note that, per City Code Section 17.28.090, any expansion or change in use may be subject to capital facility assessment charges.

Building site address 85 Shipwright Street Suite/Unit # \_\_\_\_\_

Property Tax ID # 06-000-04556250 Lot # 2 Zone \_\_\_\_\_

Is above address within the Historic District area? ☒ Yes ☐ No Waterfront? ☐ Yes ☒ No

Within the floodplain? ☐ Yes ☒ No Sprinkler system in building? ☐ Yes ☒ No

### Property Owner Information

Name Gene and Carol Mirkin  
Address 85 Shipwright Street  
City Annapolis State MD. Zip 21401  
Day phone \_\_\_\_\_ Cell 301-356-3906  
E-mail gmirkin@footandankle-usa.com

### Contractor's Information

Name To Be Determined  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Day phone \_\_\_\_\_ Cell \_\_\_\_\_  
E-mail \_\_\_\_\_

### Applicant Information

Name Gary S. Schwerzler - Architect - Fourth St. Design  
Address 421 Fourth Street  
City Annapolis State MD. Zip 21403  
Day phone 410-267-9659 Cell 410-269-8812  
E-mail gary.fsds@gmail.com

### Architect/Engineer Information

Name Fourth Street Design Studio, Inc.  
Address 421 Fourth Street  
City Annapolis State MD. Zip 21403  
Day phone 410-267-9659 Cell 410-269-8812  
E-mail gary.fsds@gmail.com

### Occupant Information

Name Same As Owner  
Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Day phone \_\_\_\_\_ Cell \_\_\_\_\_  
E-mail \_\_\_\_\_

### Permit Information

Please check if any of the following work to be done is:  
☐ Plumbing ☐ Electrical ☐ HVAC ☐ Gas  
☒ Residential ☐ Commercial  
Value of work \$ 15,000.00

Please provide 24-hour emergency contact information:

Name Gary Schwerzler Phone 410-269-8812

Describe proposed work:

Remove existing double door on the rear facade and the existing casement windows in the sunroom on the rear and corner sideyard facades. Install a new double hung true divided light window and new door on the rear facade in the existing kitchen. Replace the casement windows in the sunroom with double hung true divided light windows and add an additional double hung window to the facade. Replace the sunroom roof with a new walkdeck with a new railing. Install a new door from the second floor bedroom onto the new walkdeck over the sunroom. Repair the existing deck, steps and railing adjacent to the kitchen.

Permit # \_\_\_\_\_

Building site address 85 Shipwright Street Date 2/22/18

Contractor License	License #	Expiration Date
MHIC		
State of MD Construction		
MD Homebuilder Registration (New residential dwellings only)		

**Dimensions of Proposed Structure**

Lot size Existing Building size Existing Building height Existing # of stories 2&1/2  
 Basement area only Existing Total floor area (including basement) Existing  
 Proposed setbacks from property line (ft) Front Existing Left Existing Rear Existing Right Existing  
 Is it a corner lot? ☒ Yes ☐ No

If a water or sewer connection is required, I prefer:

☐ City installation ☐ To seek approval of the Public Works Department to have it installed by a licensed contractor (which may require a Street/Sidewalk Opening Permit and/or a bond)

Are trees being removed? ☐ Yes ☒ No If yes, complete a Tree Permit application.Are there trees within 15' of the limit of disturbance? ☐ Yes ☒ No If yes, complete a Trees in Construction Areas form.

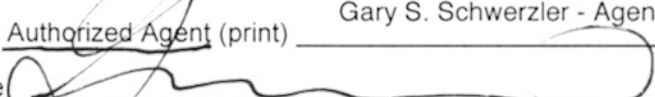
A use permit is required for new tenants, change of occupancy or owner, or expansion of a commercial use. (A use permit application must accompany the building permit application.)

Existing use Single Family Residential  
 Proposed use Single Family Residential

A certificate of occupancy may be required as determined by the Code Official.

**Signature of owner or authorized agent**

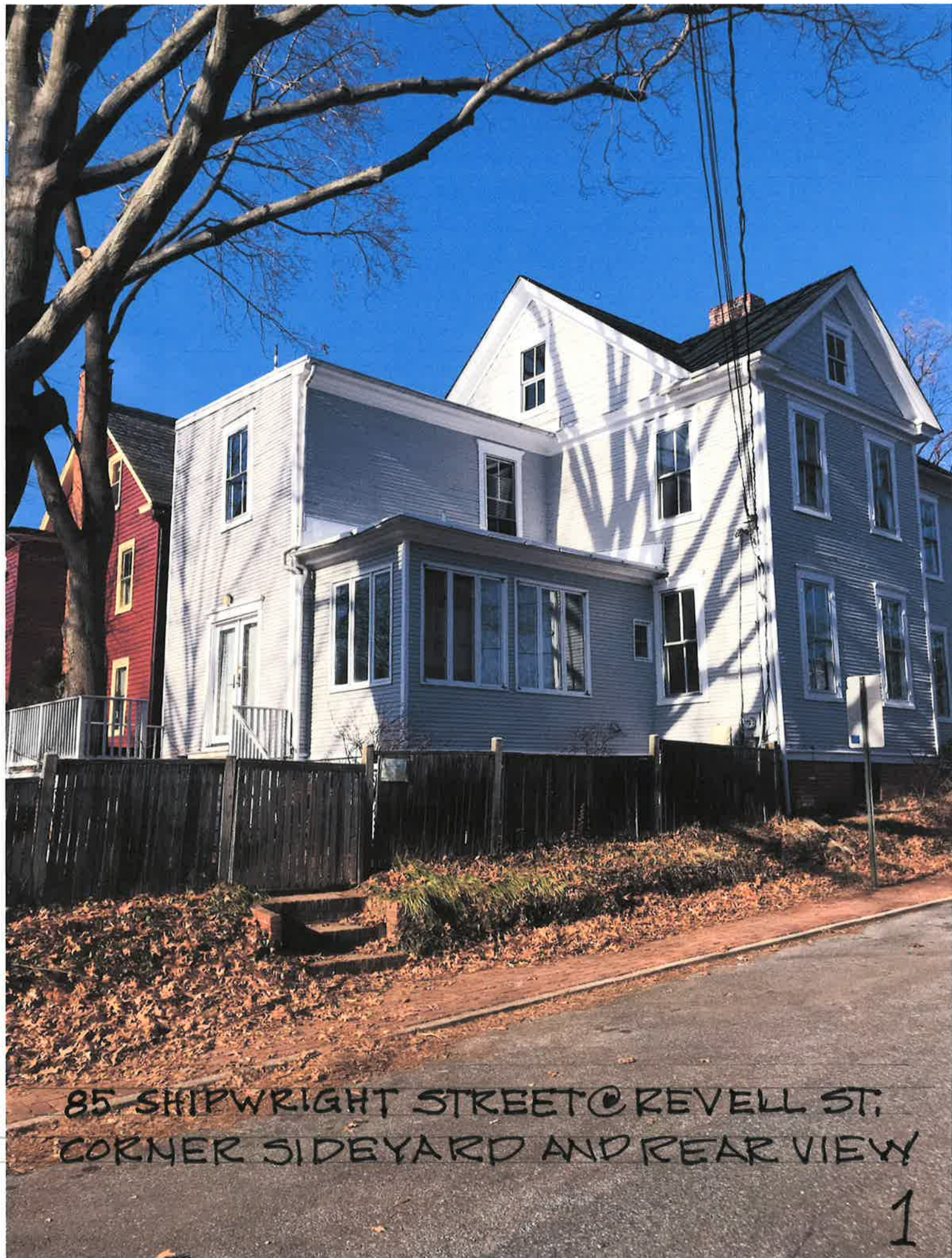
The applicant certifies and agrees as follows: (1) that they are authorized to make this application; (2) that the information is correct; (3) that they will comply with all regulations of the City of Annapolis which are applicable hereto; (4) that they will only perform work on the above property specifically described in this application; (5) that they grant City officials the right to enter onto the property for the purpose of inspecting the work permitted and posting notices; (6) if you choose to appeal the issuance, decision, determination or order of this permit, the petition for appeal shall be in writing stating the grounds for appeal and shall be filed with the Building Board of Appeals within 15 calendar days of issuance, decision, determination or order. Any right to appeal shall be waived if not timely filed.

Owner or Authorized Agent (print) Gary S. Schwerzler - Agent and Architect  
 Signature  Date 2/22/18

**FOR CITY USE ONLY**

PZ final approval \_\_\_\_\_ Date \_\_\_\_\_  
 App fee paid \_\_\_\_\_ Permit fee \_\_\_\_\_ Fee due \_\_\_\_\_





85 SHIPWRIGHT STREET @ REVELL ST.  
CORNER SIDEYARD AND REAR VIEW





85 SHEPHERD STREET  
EXISTING SUNROOM & KITCHEN DOOR









85 SHIPWRIGHT STREET  
EXISTING REAR ELEVATION



85 SHIPWRIGHT STREET  
REVELL ST. SIDE ELEVATION





85 SHIPWRIGHT STREET

STREET FRONT ELEVATION







FRONT DECK AT 87 SHIPWRIGHT ST.

7

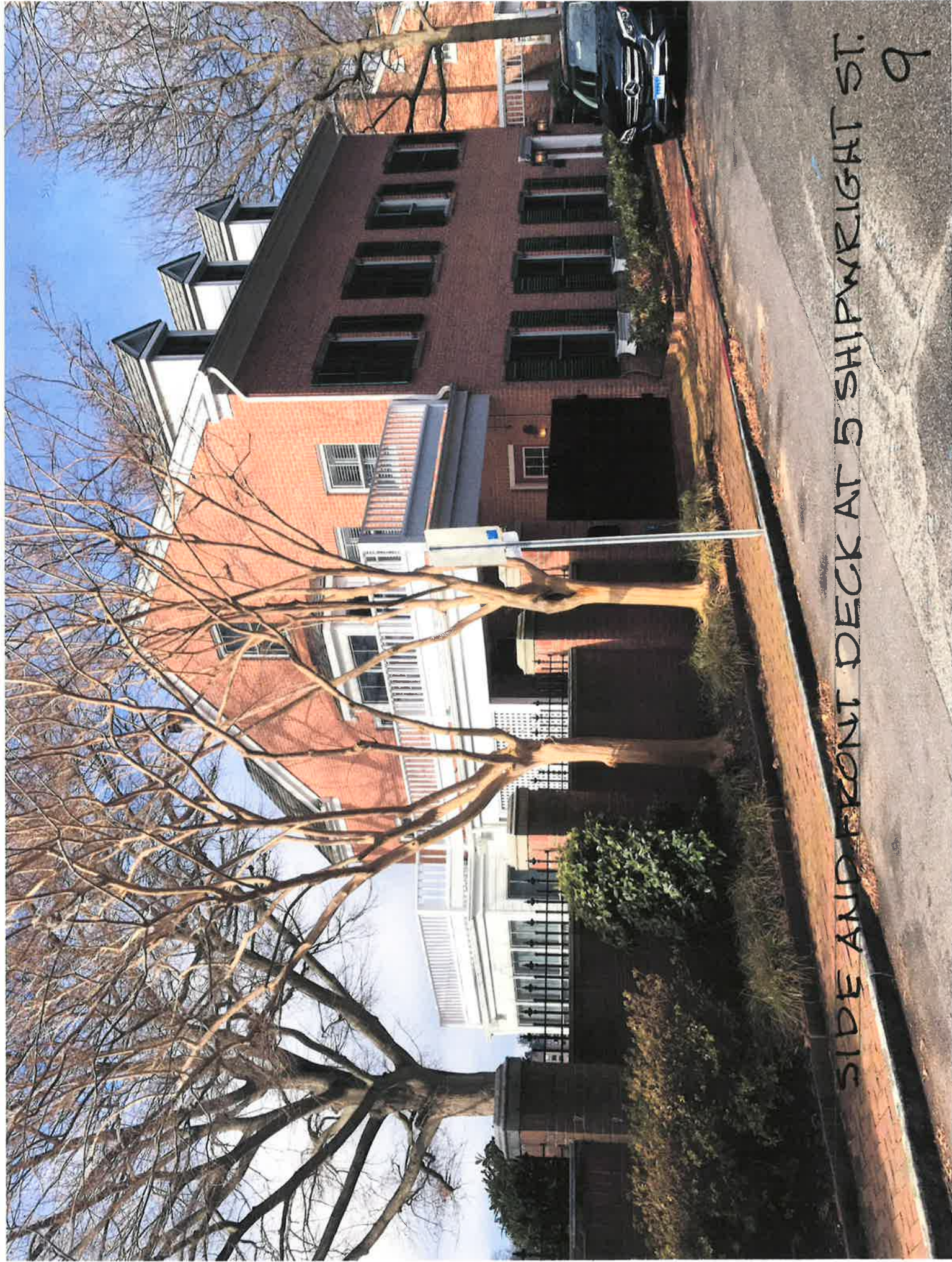




SIDE DECK AT 77 SHIPWRIGHT ST.

8



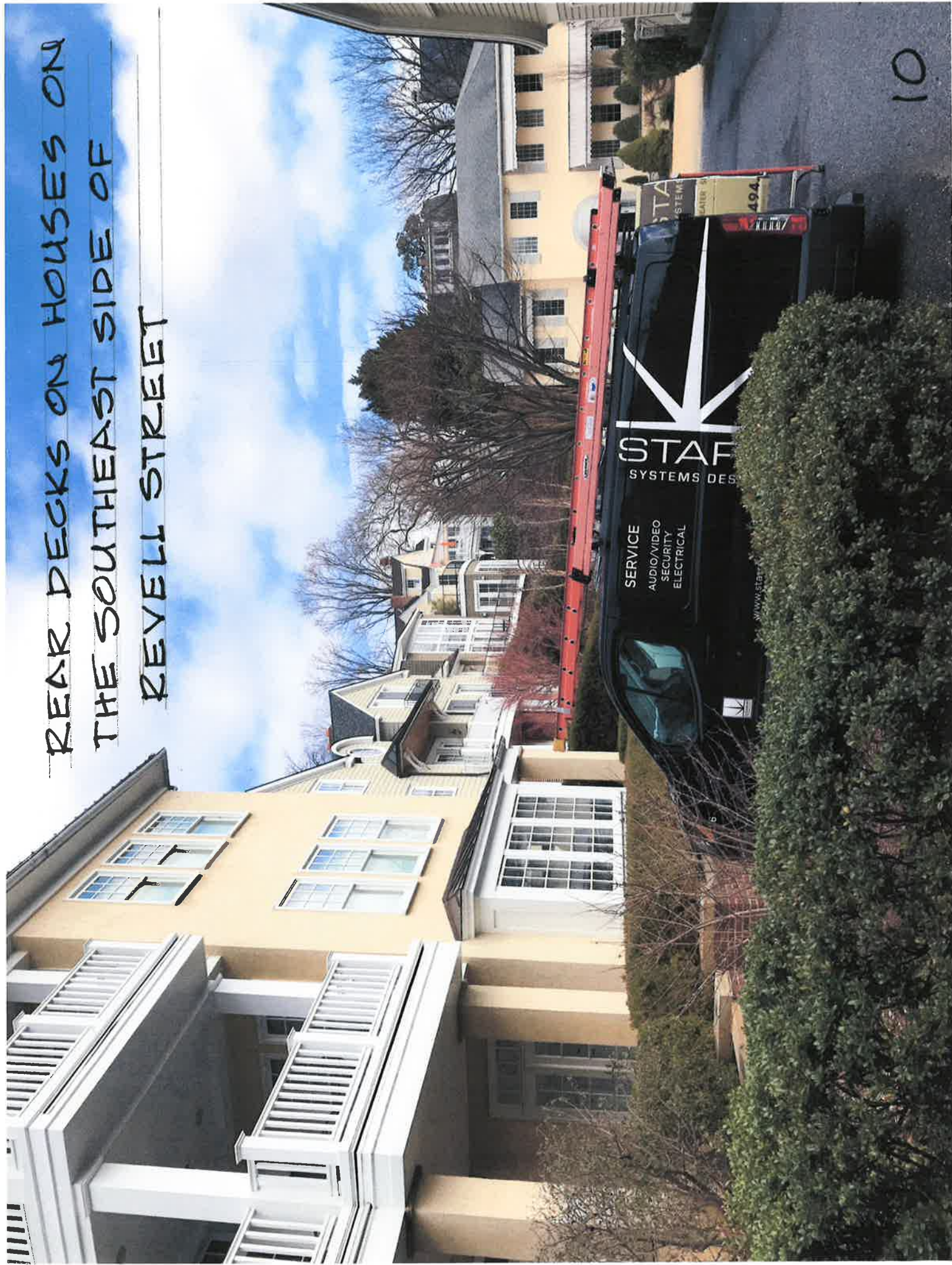


SIDE AND FRONT DECK AT 5 SHIPWRIGHT ST.

9

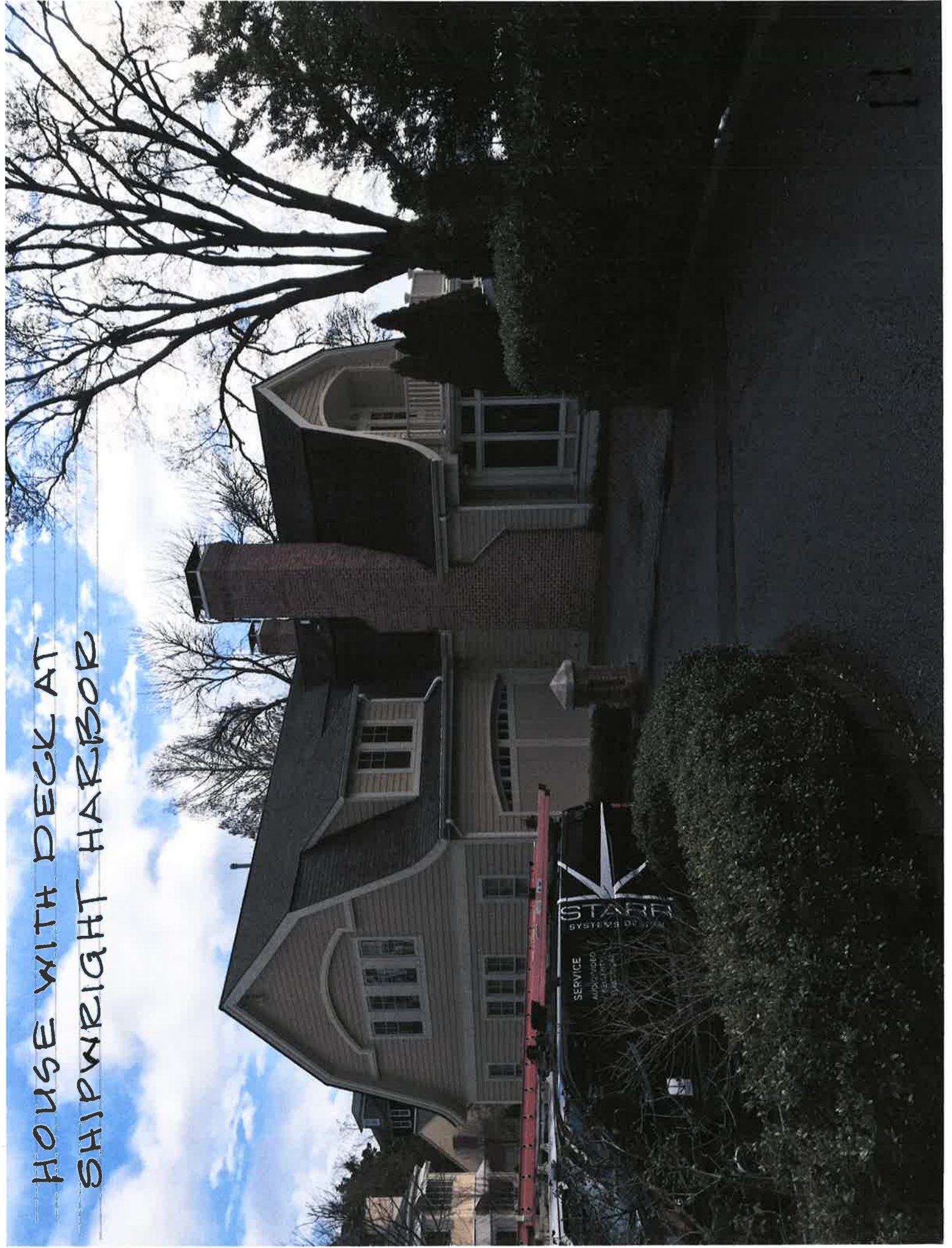


REAR DECKS ON HOUSES ON  
THE SOUTHEAST SIDE OF  
REVELL STREET





HOUSE WITH DECK AT  
SHIPWRIGHT HARBOR



## Unit Features

Wood Ultimate Double Hung: WUDH

Wood Ultimate Double Hung Transom: WUDHT

Wood Ultimate Double Hung Picture: WUDHP

### Operating Hardware:

- Sash lock and keeper: Open style crescent cam lock with sash release lever, surface mounted. Color: Satin Taupe.
  - Optional Colors: White, Brass, Satin chrome, Antique Brass, Bronze, Oil Rubbed Bronze, Satin Nickel.
- Balance System: Block and tackle balance system.
- Optional Sash lift: same colors as offered in locks.
- Optional window opening control device field applied.

### Optional Glass: WUDH - 7/8" (22) glazing, WUDHP 2" - 1" (25) glazing only

- Tripane Low E1 outer piece and Low E1 Argon inner piece
- Tripane Low E1 outer piece and Low E1 Krypton-Argon inner piece
- Tripane Low E2 outer piece and Low E2 Argon inner piece
- Tripane Low E2 outer piece and Low E2 Krypton-Argon inner piece
- Tripane Low E3 outer piece and Low E1 Argon inner piece
- Tripane Low E3 outer piece and Low E1 Krypton-Argon inner piece

### CE Optional Glazing:

- Glazing method: Insulating
- Glazing seal: Silicone glazed
- Standard glass is insulating Low E2 Argon or air
- Optional dual glazing available: Low E1 Argon or air, Low E3 Argon or air, Low E2/ERS Argon or air, Low E3/ERS Argon or air, clear, laminated clear and tints, tempered, sandblasted
- Optional Tripane glass types for WUDH - 7/8" (22) glazing, WUDHP 2" - 1" (25) glazing only: Low E1/E1 Argon or Krypton-Argon, Low E2/E2 Argon or Krypton-Argon, Low E3/E1 Argon or Krypton-Argon
- Glass panes available in 3, 4, and 6 mm thicknesses
- Laminated panes available in 7.0 and 7.8 mm thicknesses
- Glazing will be altitude adjusted for higher elevations, Argon, Argon-Krypton, and Krypton gas not included

### CE Mulling Options:

- Muller assemblies up to 70 3/4" (1797) x 80 3/8" (2042) as 1H x multi-width
- Muller assemblies with 1" (25) LVL or 3/8" (10) aluminum mull reinforcement up to 124 7/8" (3172) x 100 3/8" (2550) as a multi-wide or multi-high assembly

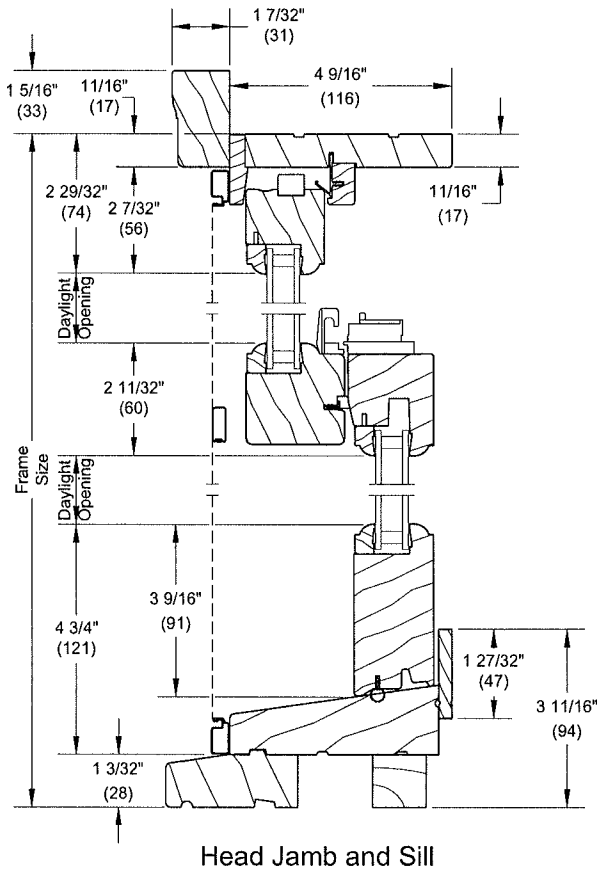


# Wood Ultimate Double Hung

## Section Details: Operating

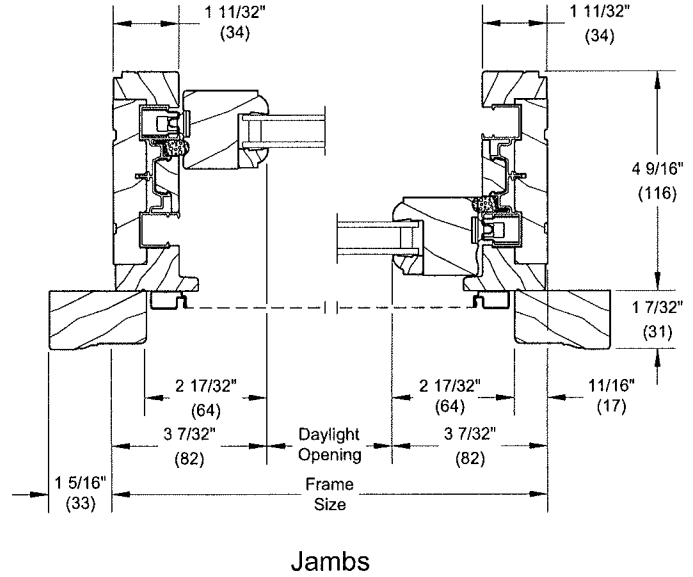
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### Double Hung

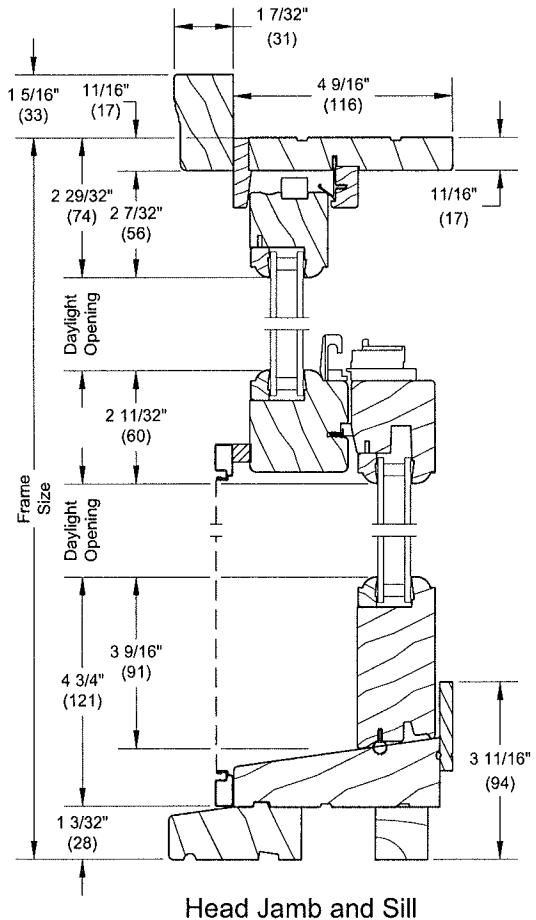
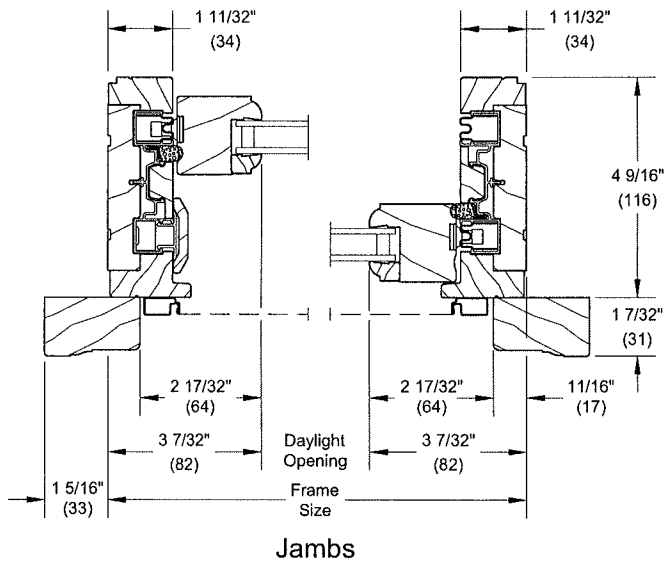


### Lower Sash

### Upper Sash



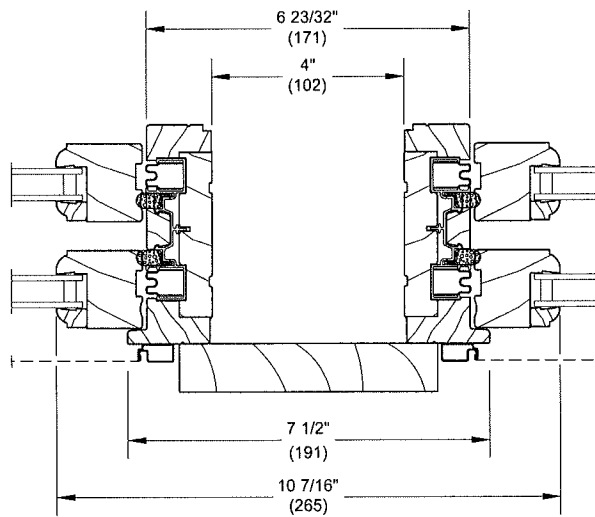
### Single Hung



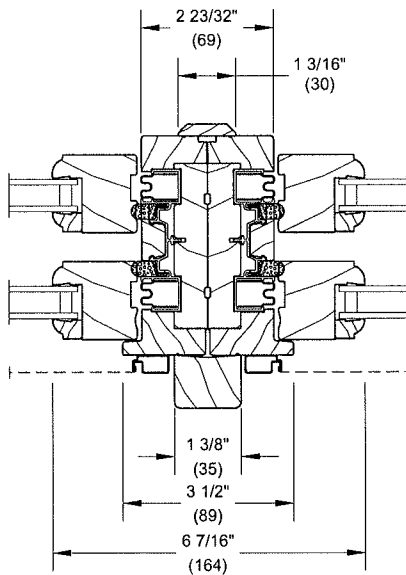


## Section Details: Mullions

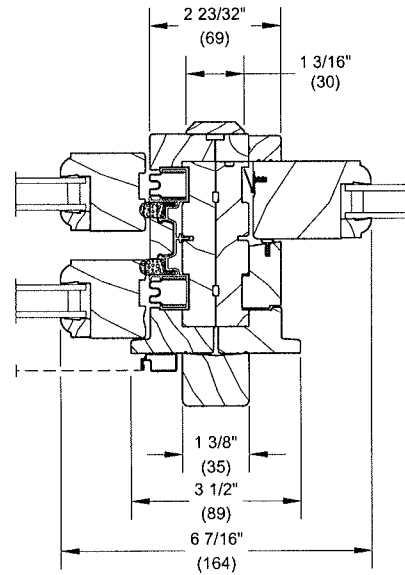
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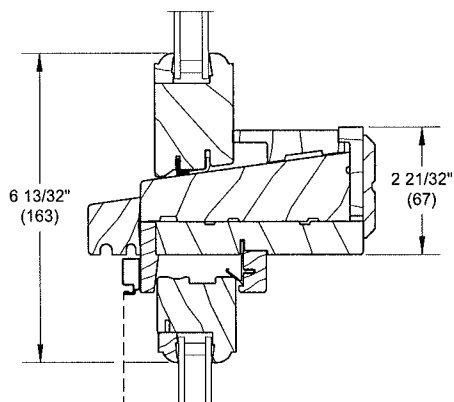
Vertical Mullion - with 4" Space Mull  
Operator/Operator



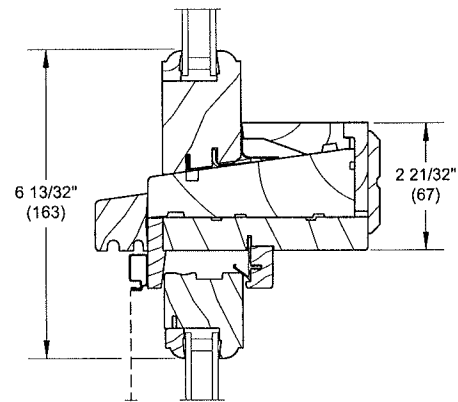
Vertical Mullion  
Operator/Operator/Direct Mull



Vertical Mullion  
Operator/Picture/Direct Mull



Transom mullied over WUDH

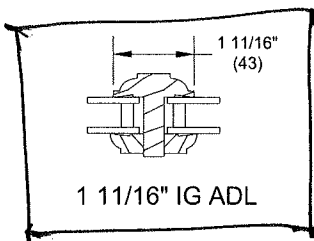
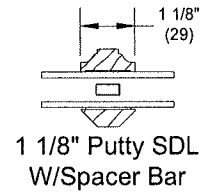
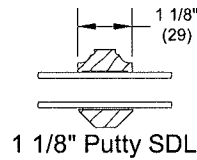
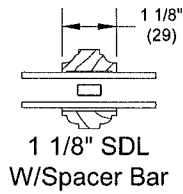
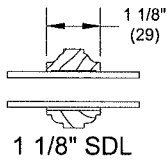
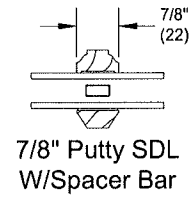
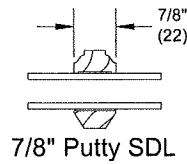
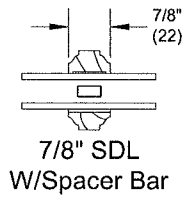
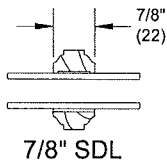
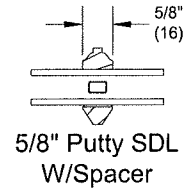
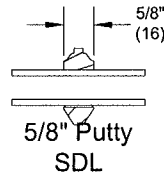
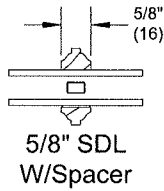
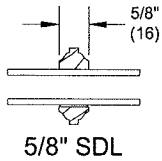
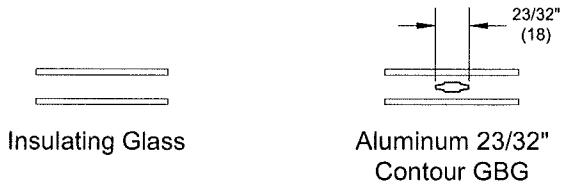


RT Transom mullied over WUDH



# Wood Ultimate Double Hung Collection

## Standard Insulating Glass Divided Lite Options



NOTE: ADL is not available with CE Mark.



## Unit Features

### Raised/Flat Panel Option:

- Standard raised/flat panel is constructed of medium density fiberboard (MDF) core with laminate veneer to interior and exterior
- Alternative wood species is Vertical Grain Douglas Fir and Mahogany

### NOTE:

- Panel option not available with Contemporary door.
- Raised and Flat panel options are not available with CE mark.

### Hardware:

- Multi-point lock: applied to active and optional on inactive panels, 2 3/8" (60) backset, with latch engagement and three locking points, with option of keyed alike
  - Dead bolt
  - Sill bolt
  - Head jamb bolt
  - Manual head and foot bolt standard on inactive panel with option of multi-point
- Multi-point is standard on 2 1/4" inactive panels
- Optional mortise lock and passage latch on active panel
- Optional prep for passage latch with deadbolt
- Optional no lock/no bore
- Optional lever handle set: active, inactive and dummy
- Traditional handle set finish options:
  - Powder coat finishes: Satin Taupe, White, Dark Bronze, Matte Black
  - Optional finishes: Satin Chrome, Polished Chrome, Antique Brass, Oil Rubbed Bronze, Oil Rubbed Bronze PVD, Brass PVD, Satin Nickel PVD
- Contemporary handle set finish options:
  - Painted finishes: Matte Black, Dark Bronze, Oil Rubbed Bronze PVD, Satin Nickel PVD

### Hinges

- Adjustable hinges:
  - Standard finish: Satin Taupe with a steel substrate
  - Optional powder coat finish: Gold Tone, Dark Bronze, Silver Frost, White, Matte Black
  - Optional finishes: Antique Brass, Satin Chrome, Oil Rubbed Bronze, Polished Chrome, Brass PVD, Satin Nickel PVD, Oil Rubbed Bronze PVD
  - Dimensions: 4 1/4"(108) x 3 3/4"(95) with 3/8"(10) radius corners
    - Adjustment is 3/16"(5) for horizontal and vertical of panels in frame
  - Quantity per panel for WUIFD, WUOFD
    - Unit rough opening height ≤ 96" (2438) = three hinges per panel
    - Optional four hinges for unit rough opening height ≥ 86 1/2" (2197) and ≤ 96"(2438)
  - Quantity per panel for WUIAF, WUOAF
    - Unit rough opening height ≤ 80" (2032) = three hinges per panel
    - Unit rough opening height ≥ 84" (2134) and ≤ 96"(2438) = four hinges per panel
  - Quantity per panel for WMIFD, WMOFD, WMIAF, and WMOAF
    - Unit rough opening height ≤ 86 1/2"(2197) = three hinges per panel
    - Unit rough opening height > 86 1/2" (2197) and ≤ 96 (2438) = four hinges per panel
    - Unit rough opening height > 96" (2438) = five hinges per panel
    - Optional four hinges for unit rough opening height ≤ 96"(2438)
- Optional butt hinge for 1 3/4" doors
  - Default finish (Inswing): Satin Taupe with steel substrate
    - Optional finish: Brass Plated, Solid Brass, Antique Brass, Oil Rubbed Bronze, Satin Chrome, Satin Nickel, White, Stainless Steel, Satin Nickel PVD
  - Default finish (Outswing): Solid Brass or Stainless Steel with non-removable pin
  - Dimensions: 4" (102) x 4" (102) with radius corners
  - Quantity per panel
    - Unit rough opening height < 86 1/2" (2198) = three hinges per panel
    - Unit rough opening height ≥ 86 1/2" (2198) up to ≤ 110 1/2"(2807) = four hinges per panel
    - Unit rough opening height > 110 1/2" (2807) = five hinges per panel



## Unit Features:

### Hinges Continued

- Optional ball bearing hinges for 2 1/4" doors
  - Default finish: Satin Chrome with a brass substrate
    - Optional finish: Solid Brass, Bronze with a brass substrate or stainless steel
  - Dimensions: 4 1/2" (114) x 4 1/2" (114) with square corners
  - Quantity per panel
    - Unit rough opening height < 86 1/2" (2198) = three hinges per panel
    - Unit rough opening height ≥ 86 1/2" (2198) up to ≤ 96" (2438) = four hinges per panel
    - Unit rough opening height > 96" (2438) = five hinges per panel

### Optional Screens: (Inswing Units only)

- Standard top hung sliding screen
  - Extruded aluminum
  - Colors: Stone White, Bahama Brown, Bronze, Pebble Gray and Evergreen
- Ultimate top hung sliding screen
  - Heavier extruded aluminum
  - Roller bar
  - Integral handle
  - Colors: Pebble Gray, Bahama Brown, Evergreen, Bronze, Stone White, Ebony, Wineberry, Coconut Cream, Hampton Sage, Cashmere, Sierra White, Cadet Gray, Cascade Blue, Liberty Bronze (Pearlescent), Gunmetal, Suede, Clay
  - Sliding screen for XO, OX, OOX, XOO, OXO, OXXO operation
- Standard swinging screen
  - Black hinges, two for doors under 90" (2286), three for doors 90" (2286) and over
  - Handle includes latch with exterior handle and internal locking mechanism
    - Color: Black, Bronze, Satin Nickel, Brass, or Satin Taupe
  - Colors: Pebble Gray, Bahama Brown, Evergreen, Bronze, Stone White, Ebony, Wineberry, Coconut Cream, Hampton Sage, Cashmere, Sierra White, Cadet Gray, Cascade Blue, Liberty Bronze (Pearlescent), Gunmetal, Suede, Clay
- Ultimate swinging screen:
  - Screen and tempered glass insert
  - Four concealed hinges per panel are factory installed within the Z bar
  - Handle includes latch with exterior handle and internal locking mechanism
    - Color: Bronze, Satin Nickel, Brass, or Satin Taupe
  - Colors: Pebble Gray, Bahama Brown, Evergreen, Bronze, Stone White, Ebony, Wineberry, Coconut Cream, Hampton Sage, Cashmere, Sierra White, Cadet Gray, Cascade Blue, Liberty Bronze (Pearlescent), Gunmetal, Suede, Clay
  - Standard screen mesh: charcoal fiberglass
  - Optional screen mesh: bronze, charcoal aluminum, silver aluminum, black aluminum, or charcoal high transparency fiberglass mesh (CH Hi-Tran)

### Weather Strip:

- Weather strip at all panel perimeters points
- Standard color: beige
- Optional color: black

### Glass and Glazing:

- Door panels: tempered insulating glass, hermetically sealed
- Glazing seal: silicone beading, exterior.
- Standard glazing: Low E2 Argon or Air
- Optional glazing: clear insulating glass, Low E3 Argon or Air, Low E1 Argon or Air, Obscure, Laminated, Bronze tint, Gray tint, Reflective Bronze tint and decorative glass options.
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations, Argon gas not included
- ADL glazing options not available with Argon.



## Unit Features:

### CE Optional Glazing:

- Glazing seal: silicone beading, exterior.
- Standard glazing: Low E2 Argon or Air
- Optional glazing: clear insulating glass, Low E3 Argon or Air, Low E1 Argon or Air, Low E2/ERS Argon or Air, Low E3/ERS Argon or Air, Laminated, Laminated Bronze tint, Laminated Gray tint, Laminated Green tint, Laminated White tint, Sandblasted
- Glass panes available in 3, 4, and 6mm thicknesses
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations, Argon gas not included

### Interior Shades: (Rectangular units only)

- Cellular shade is attached to the door with a removable traditional or contemporary profile system that houses the cellular shade system and mechanism
  - Shade cartridge is removable and replaceable
  - One shade surround per panel daylight opening
  - Control: top down, bottom up

*NOTE: Contemporary surround will default with Contemporary Door*

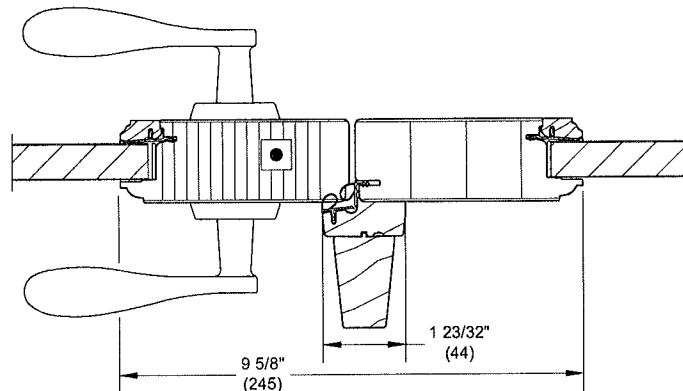
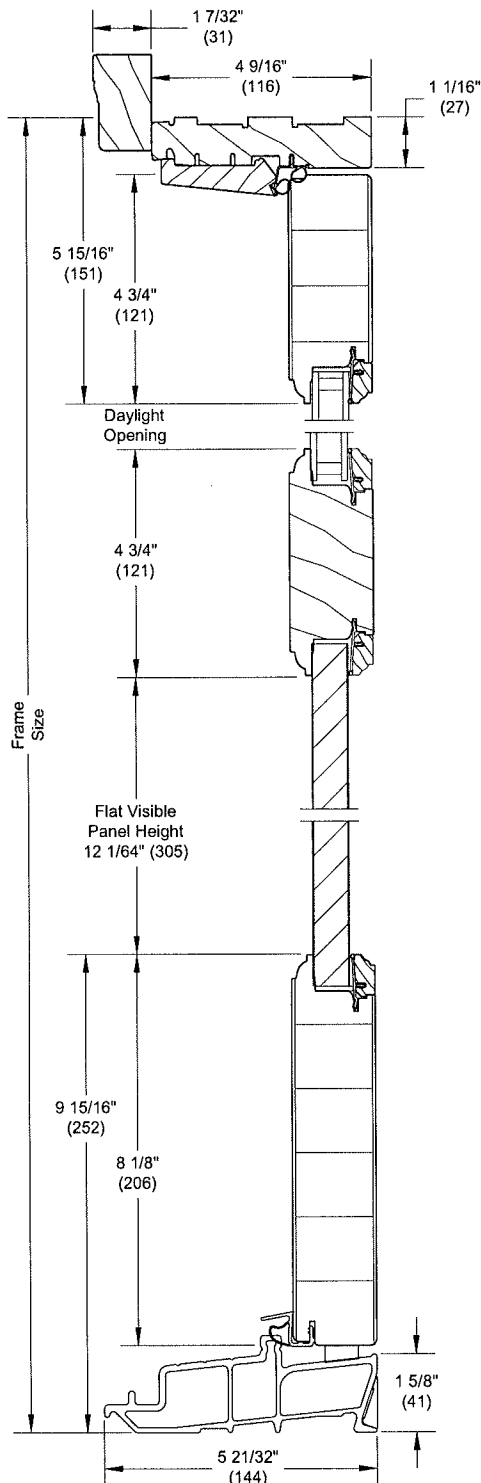
- Wood frame surround:
  - Species: Pine, Mahogany or Vertical Grain Douglas Fir
  - Pull bar: wood wrapped extruded aluminum
  - Shade track
    - Standard color: beige
    - Optional colors: white or bronze
  - Optional shade cover
    - Short shade cover: doors up to 7'-0" height
    - Tall shade cover: doors 7'-0" height and over
- Cellular shade:
  - Single non-fire rated hexagonal honeycomb (cellular) 3/4" (19)
  - Semi-opaque fabric (light filtering)
    - Colors: Driftwood, Marigold, Almond, Rose, Denim, Biscuit, Champagne, Moss, Cinnamon, Silver, White, Stone, Tan, Ivory, Eggshell
  - Opaque fabric (blackout)
    - Colors: White, Stone, Tan, Ivory, Eggshell
- Order options:
  - Ship separate: shade system packages separately and ships same time as the unit
  - Ship later: shade system shipped at a later date chosen by the customer
    - Shade option must be chosen at the time of unit order
    - Fabric opacity and color can be chosen at later date
  - Retro fit: ordered as a complete shade system through configured parts



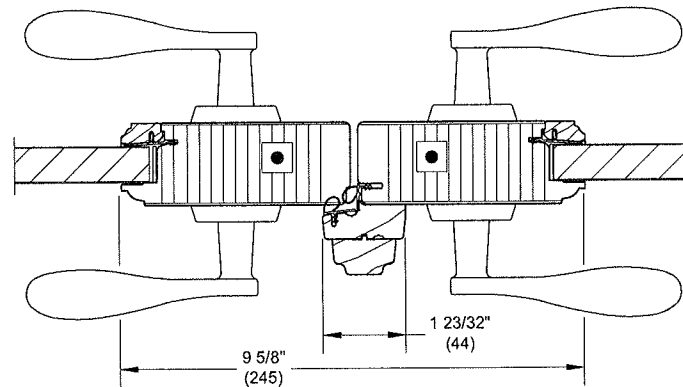
# 1 3/4" Wood Ultimate Swinging French Doors

## Inswing Section Details: Flat Panel Placement

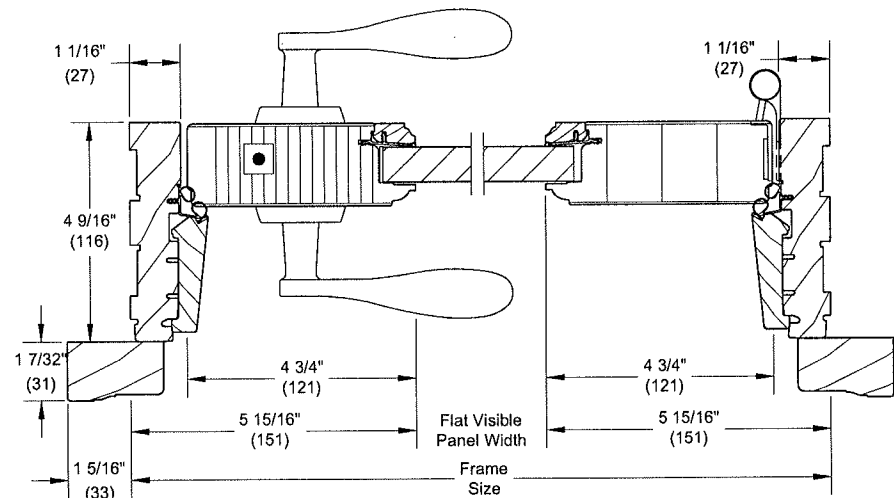
Scale: 3" = 1' 0"



OX L - Meeting Stiles

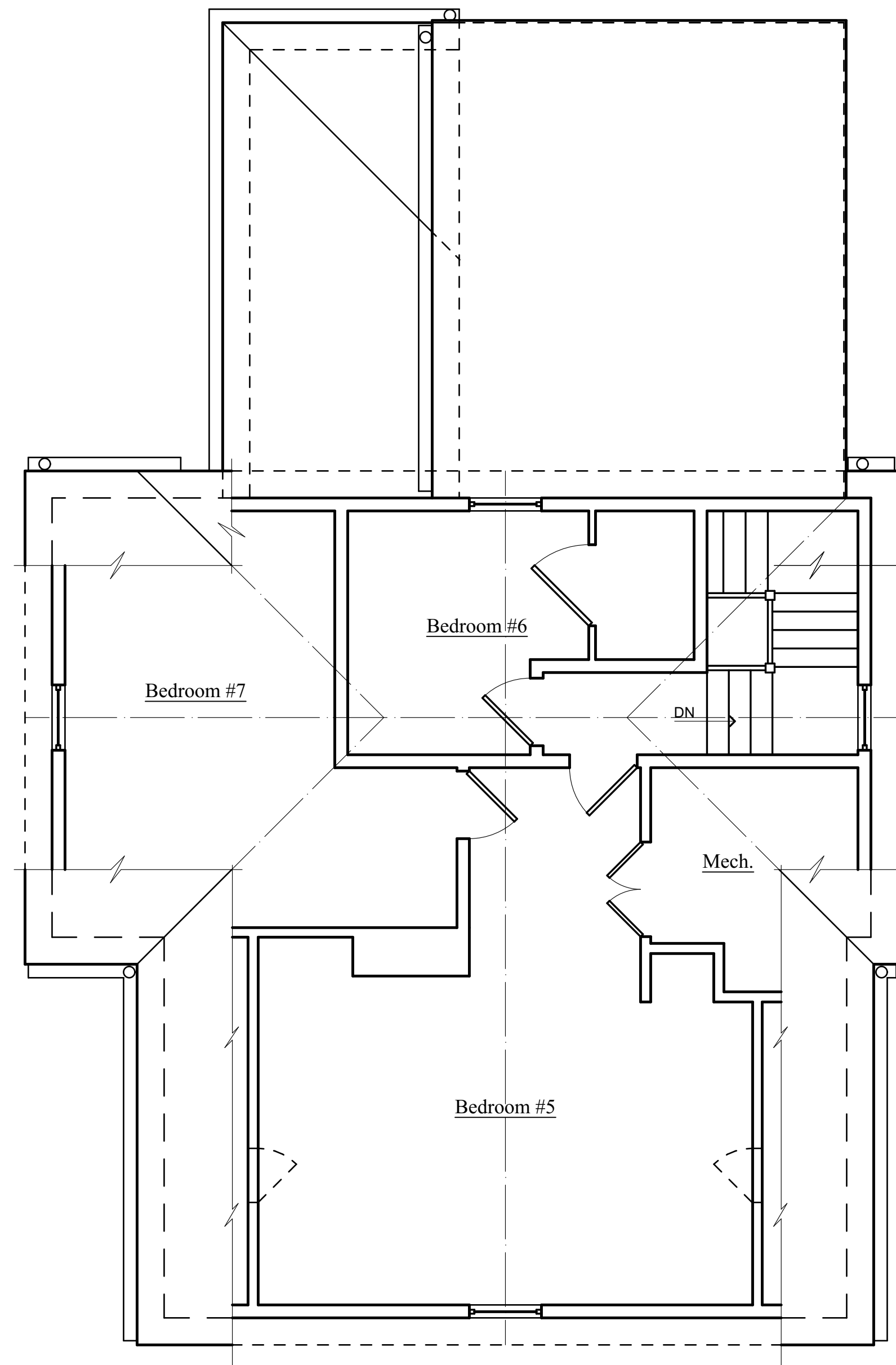
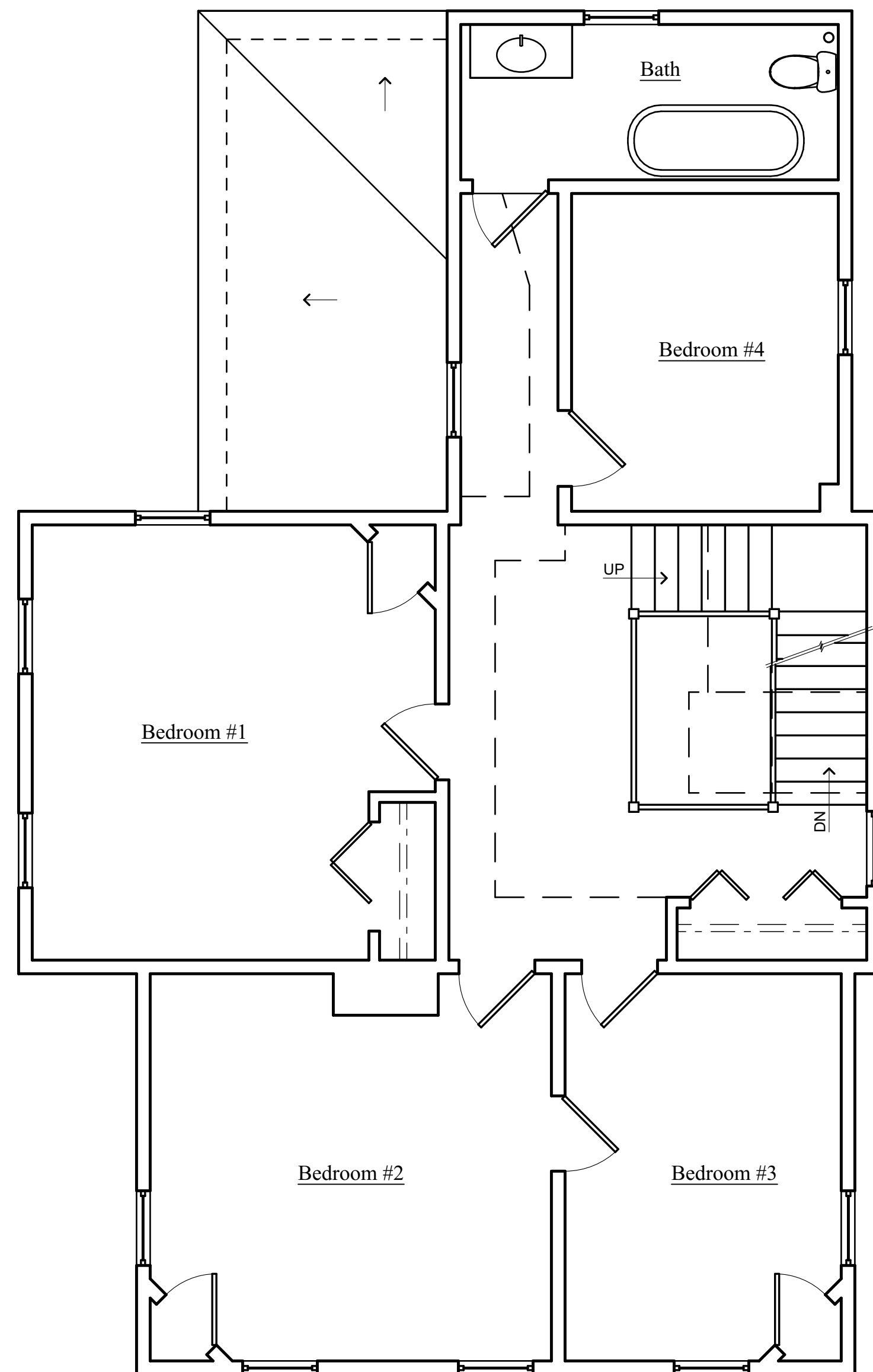
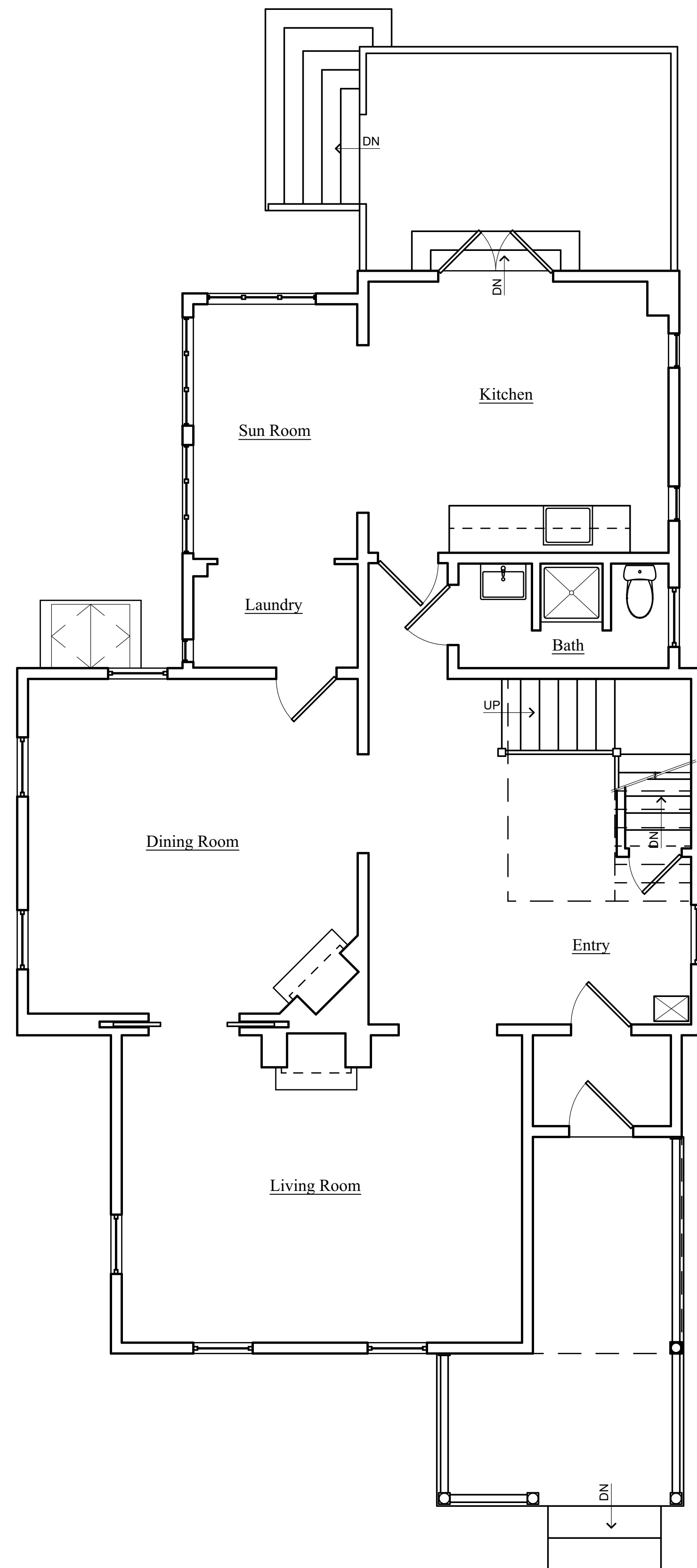
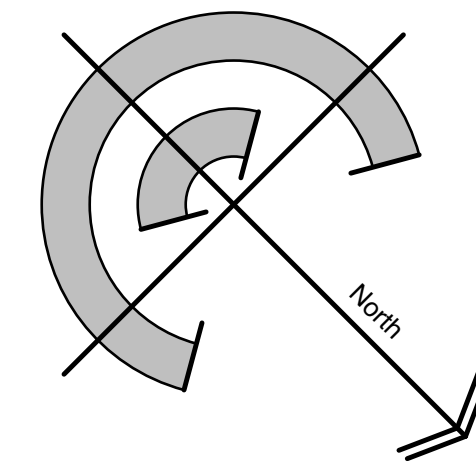


XX L - Meeting Stiles



X R - Jamb

NOTE: Wood Ultimate Inswing French Door with flat panels not available with CE mark.



Existing Conditions - 1st Floor Plan

Scale: 1/4" = 1'-0"

1

Existing Conditions - 2nd Floor Plan

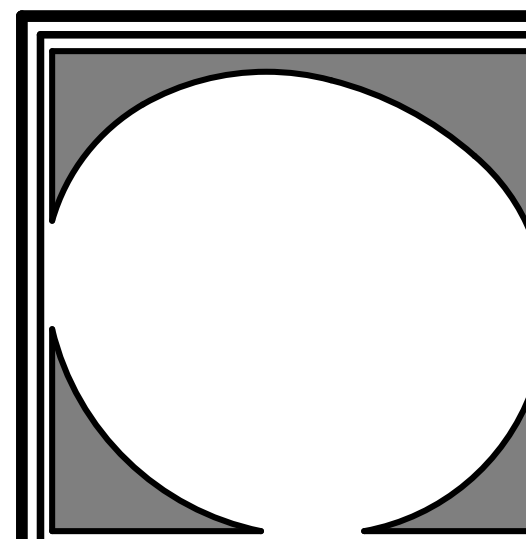
Scale: 1/4" = 1'-0"

2

Existing Conditions - 3rd Floor Plan

Scale: 1/4" = 1'-0"

3



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**85 Shipwright**

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Existing Conditions - 1st, 2nd & 3rd  
Floor Plan

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**EC-1**



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Existing Conditions - Northwest Elevation

Scale: 1/4" = 1'-0"

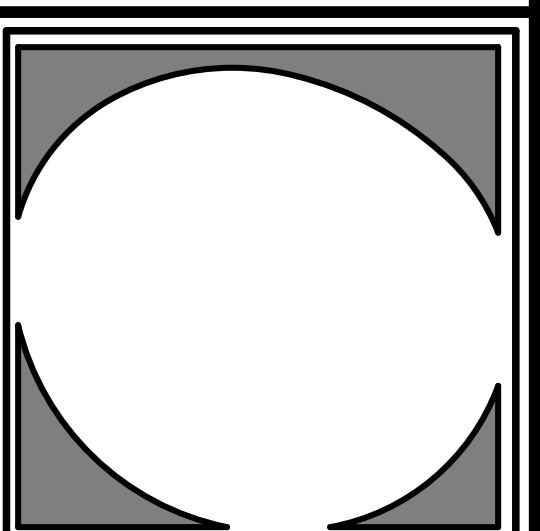
1



Existing Conditions - Northeast Elevation

Scale: 1/4" = 1'-0"

2



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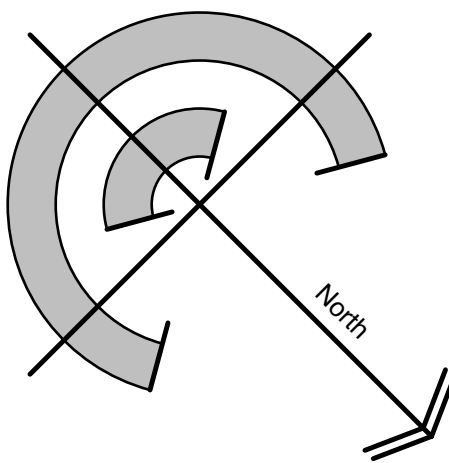
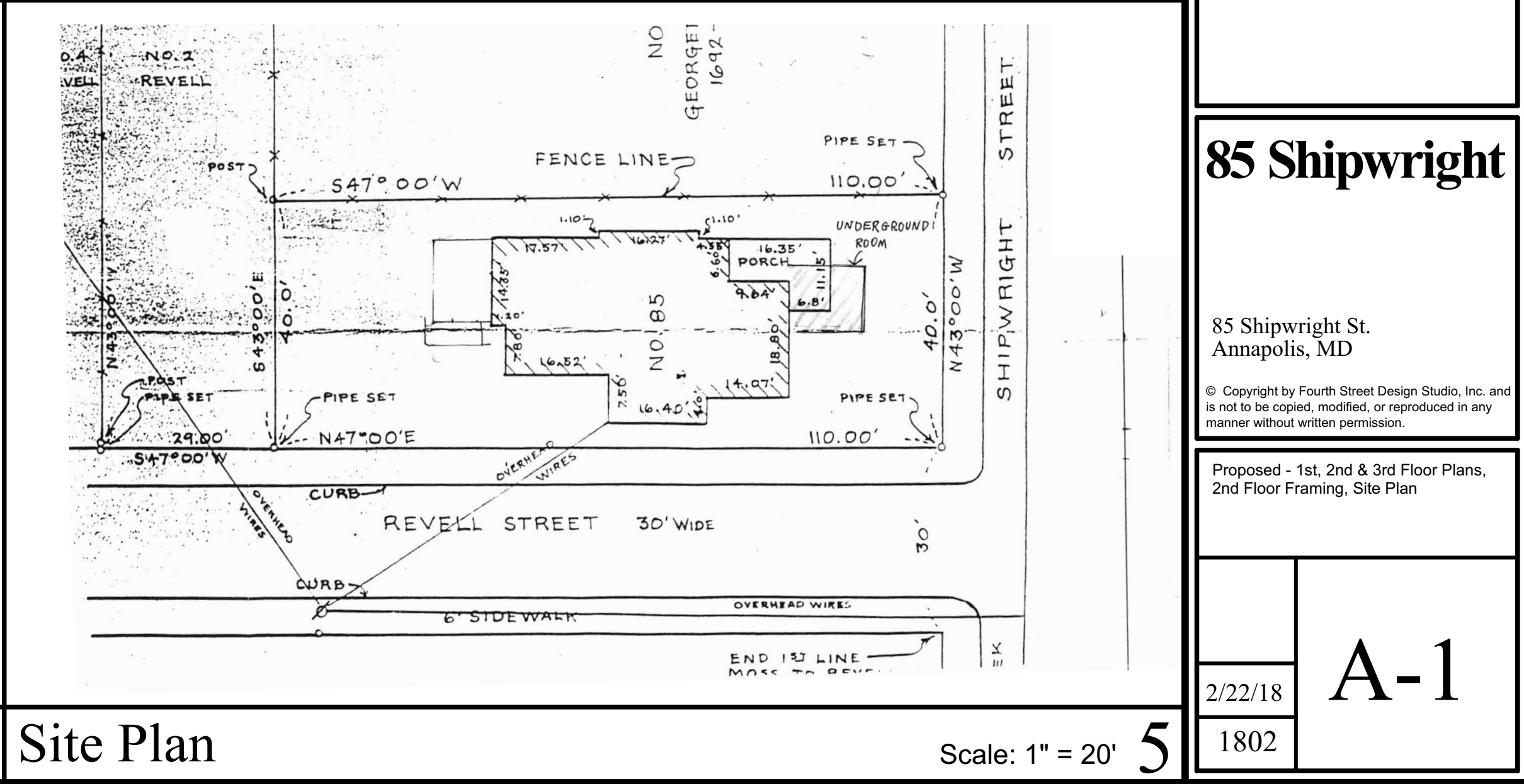
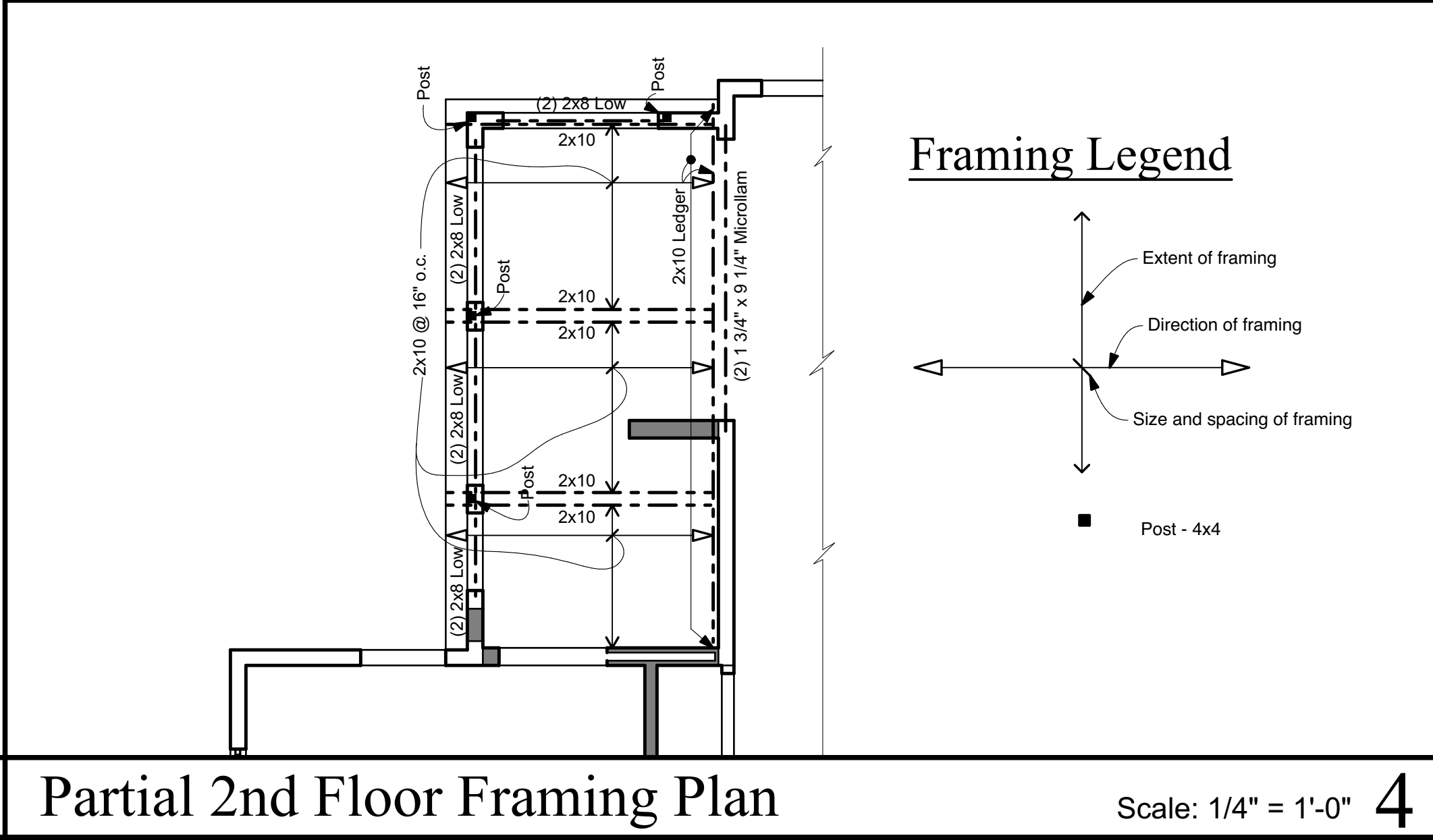
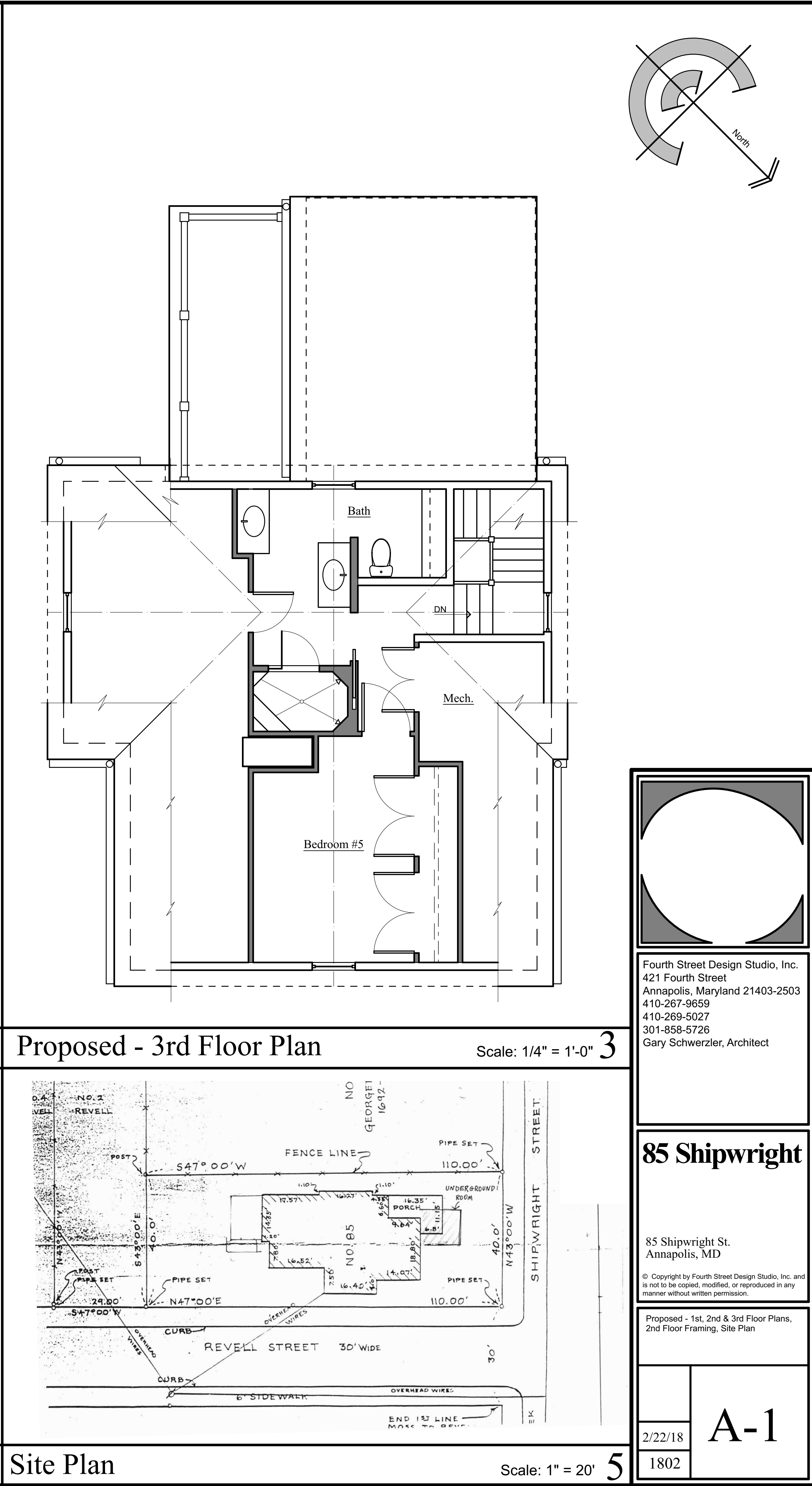
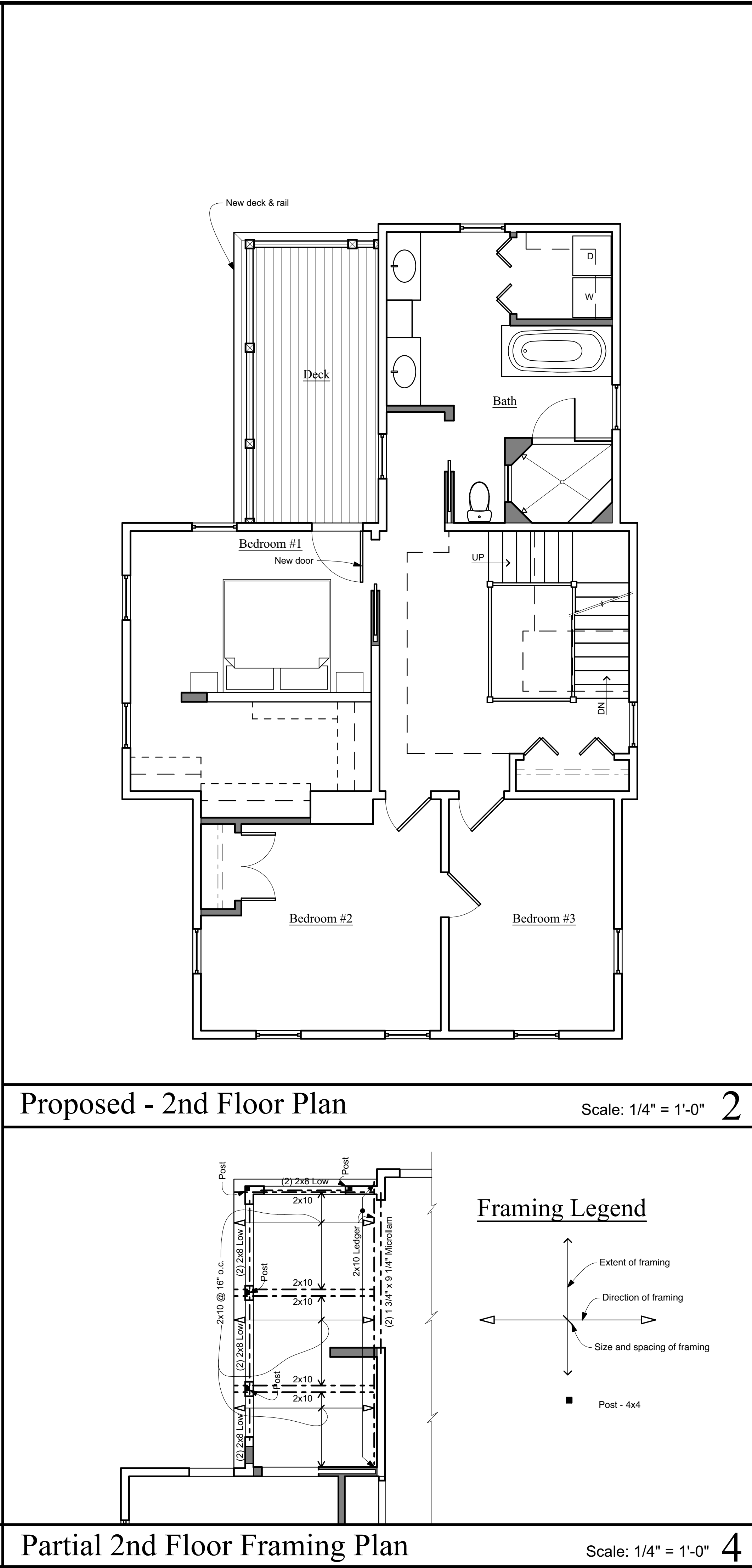
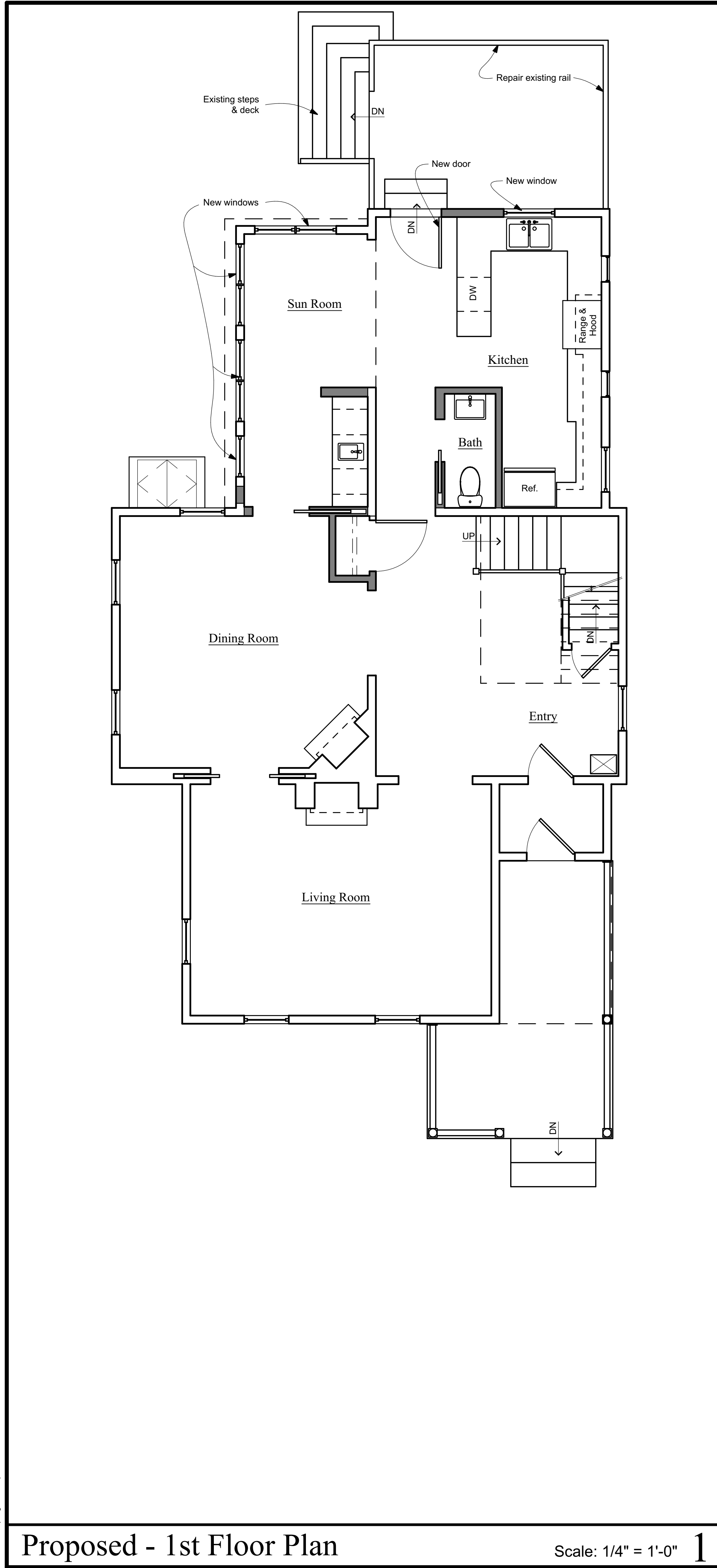
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Existing Conditions - Northeast &  
Northwest Elevations

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**EC-2**



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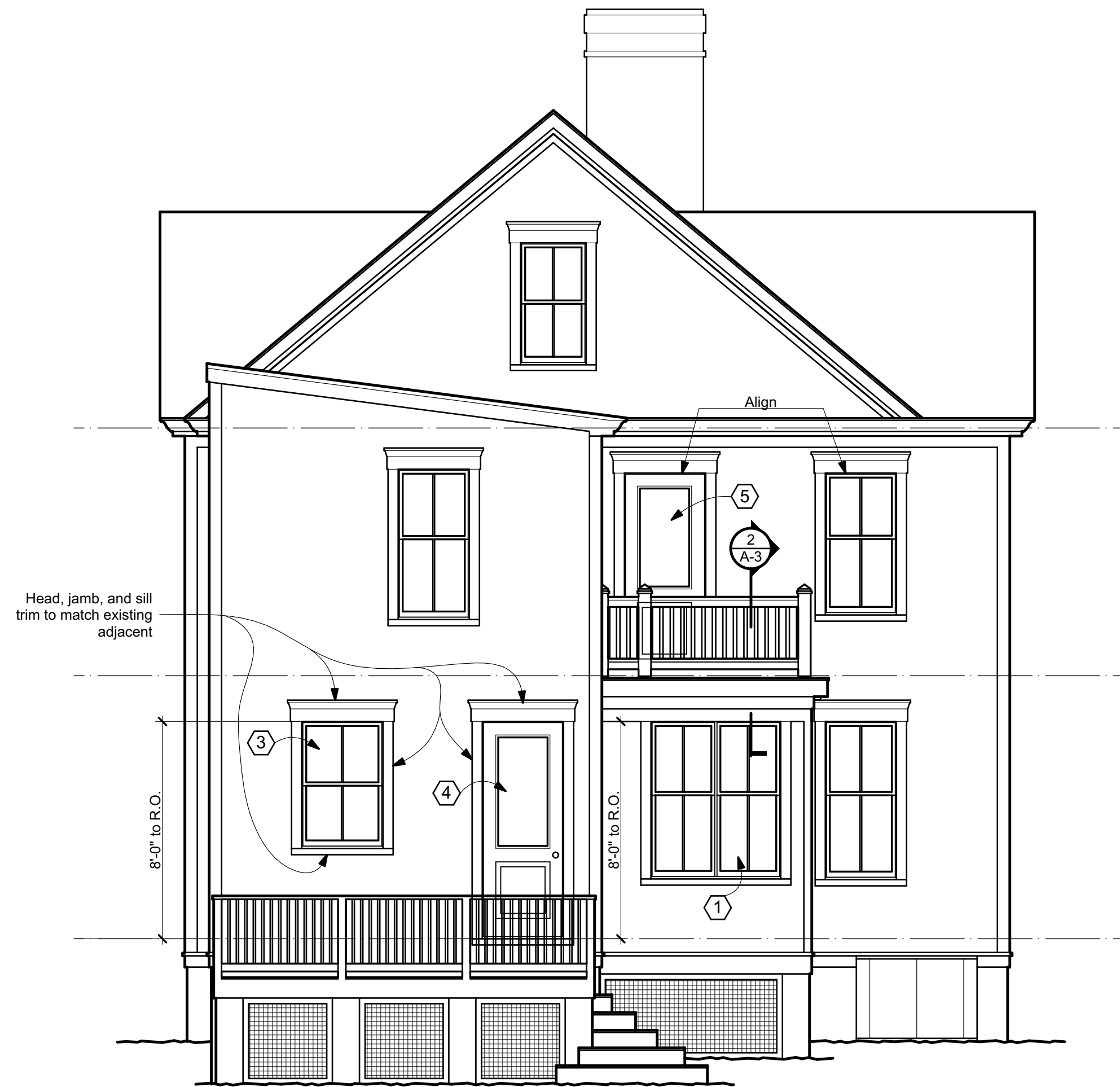
Proposed - 1st, 2nd & 3rd Floor Plans,  
2nd Floor Framing, Site Plan

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1802	

1802.03.18 Shipwright Interior.dwg



1802.03 85 Shipwright Interior.dwg



Repair existing deck rail, deck and steps.  
Remove existing double door.  
Install new kitchen window and door.  
Install new double hung windows in Sun Room.  
Construct new 2nd floor walk deck and handrail.  
Install new door from second floor bedroom on to new walk deck.

Proposed - Northwest Elevation

Scale: 1/4" = 1'-0" 1



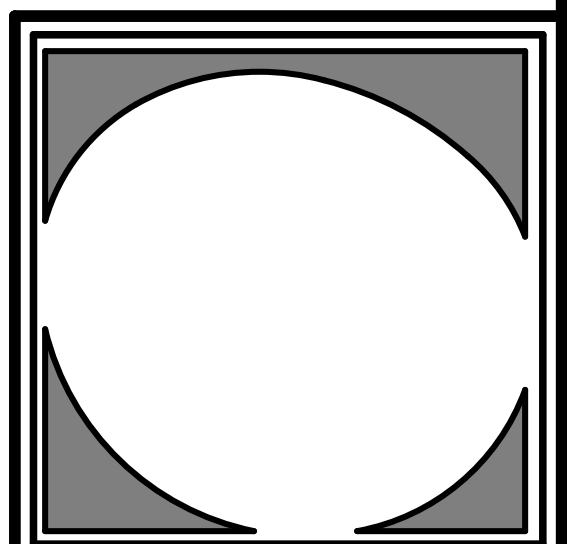
Install new double hung windows in Sun Room.  
Construct new 2nd floor walk deck and handrail.

Proposed - Northeast Elevation

Scale: 1/4" = 1'-0" 2

- |                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ① Pair Marvin Wood Ultimate Double Hung<br>WUDH 2430 x 2<br>Frame Size: 4'-10 3/4" W. x 5'-9" H.<br>Rough Opening: 4'-11 3/4" W. x 5'-9 1/2" H.<br>Divided Lite: 1 11/16" Insulated glass actual divided lite | ④ Marvin 1 3/4" Wood Ultimate Swinging French Door<br>WUIFD 3080 w/ flat solid lower panel<br>Frame Size: 3'-1 7/16" x 7'-11 1/2"<br>Rough Opening: 3'-2 7/16" x 8'-0"<br>Provide custom height lower panel to place centerline of lock rail at 3'-0" above sill.                                      |
| ② Marvin Wood Ultimate Double Hung<br>WUDH 2430<br>Frame Size: 2'-5 3/8" W. x 5'-9" H.<br>Rough Opening: 2'-6 3/8" W. x 5'-9 1/2" H.<br>Divided Lite: 1 11/16" Insulated glass actual divided lite            | ⑤ Marvin 1 3/4" Wood Ultimate Swinging French Door<br>WUIFD (Custom) w/ flat solid lower panel<br>Frame Size: 3'-1 7/16" x 7'-6" +/- field verify<br>Rough Opening: 3'-2 7/16" x 7'-6 1/2" +/- field verify<br>Provide custom height lower panel to place centerline of lock rail at 3'-0" above sill. |
| ③ Marvin Wood Ultimate Double Hung<br>WUDH 3224<br>Frame Size: 3'-1 3/8" W. x 4'-9" H.<br>Rough Opening: 3'-2 3/8" W. x 4'-9 1/2" H.<br>Divided Lite: 1 11/16" Insulated glass actual divided lite            |                                                                                                                                                                                                                                                                                                        |

New Window & Door Schedule



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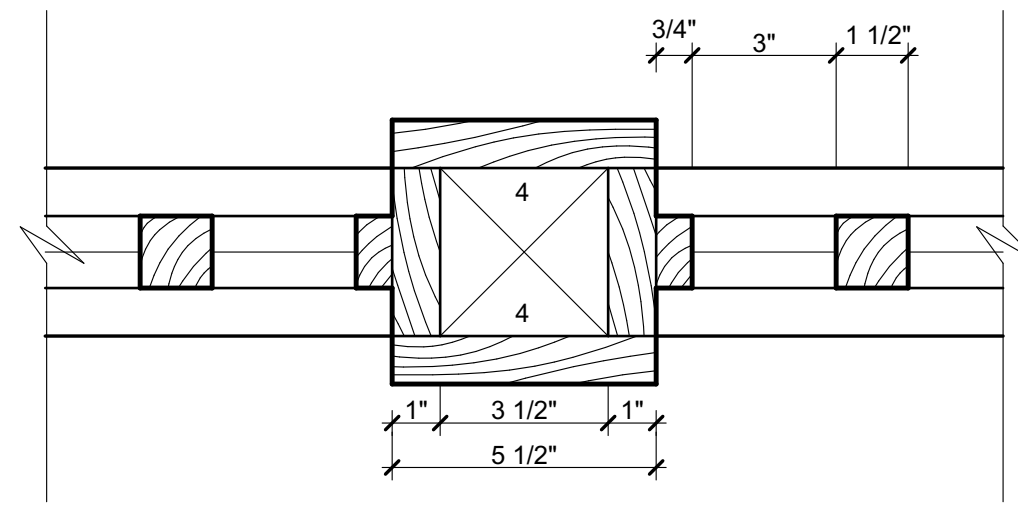
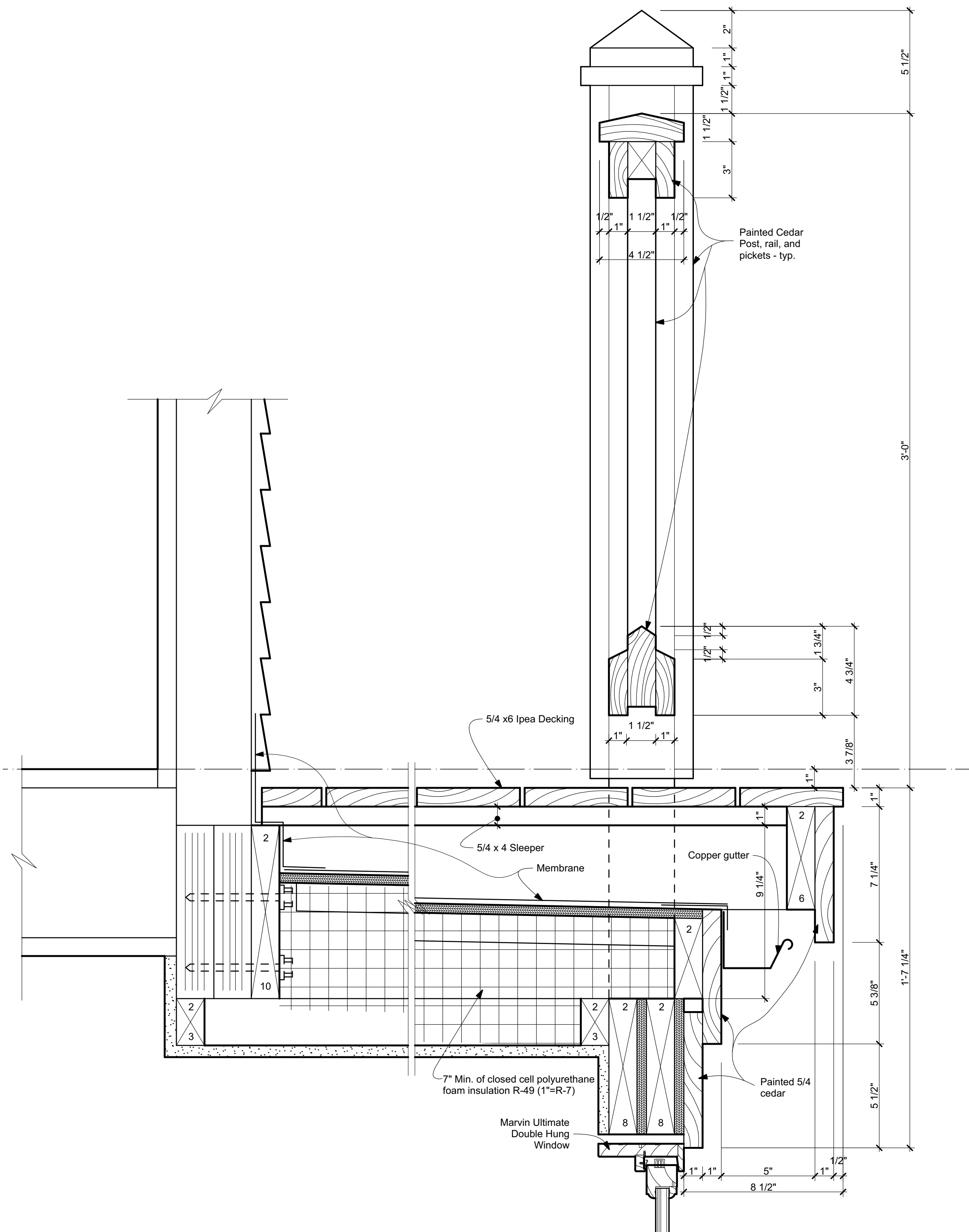
Proposed - Northeast & Northwest  
Elevations

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1802

A-2

3

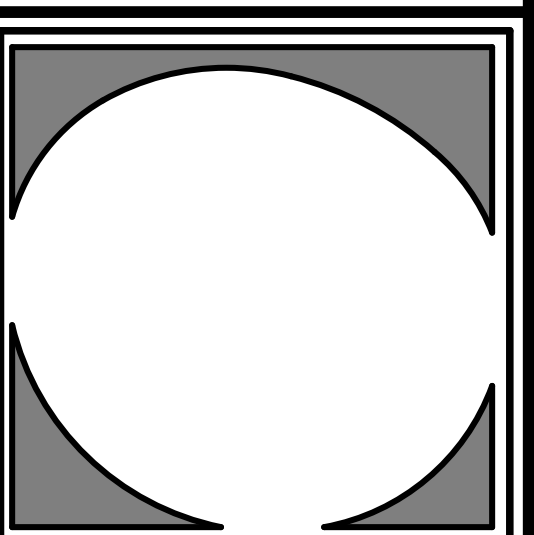
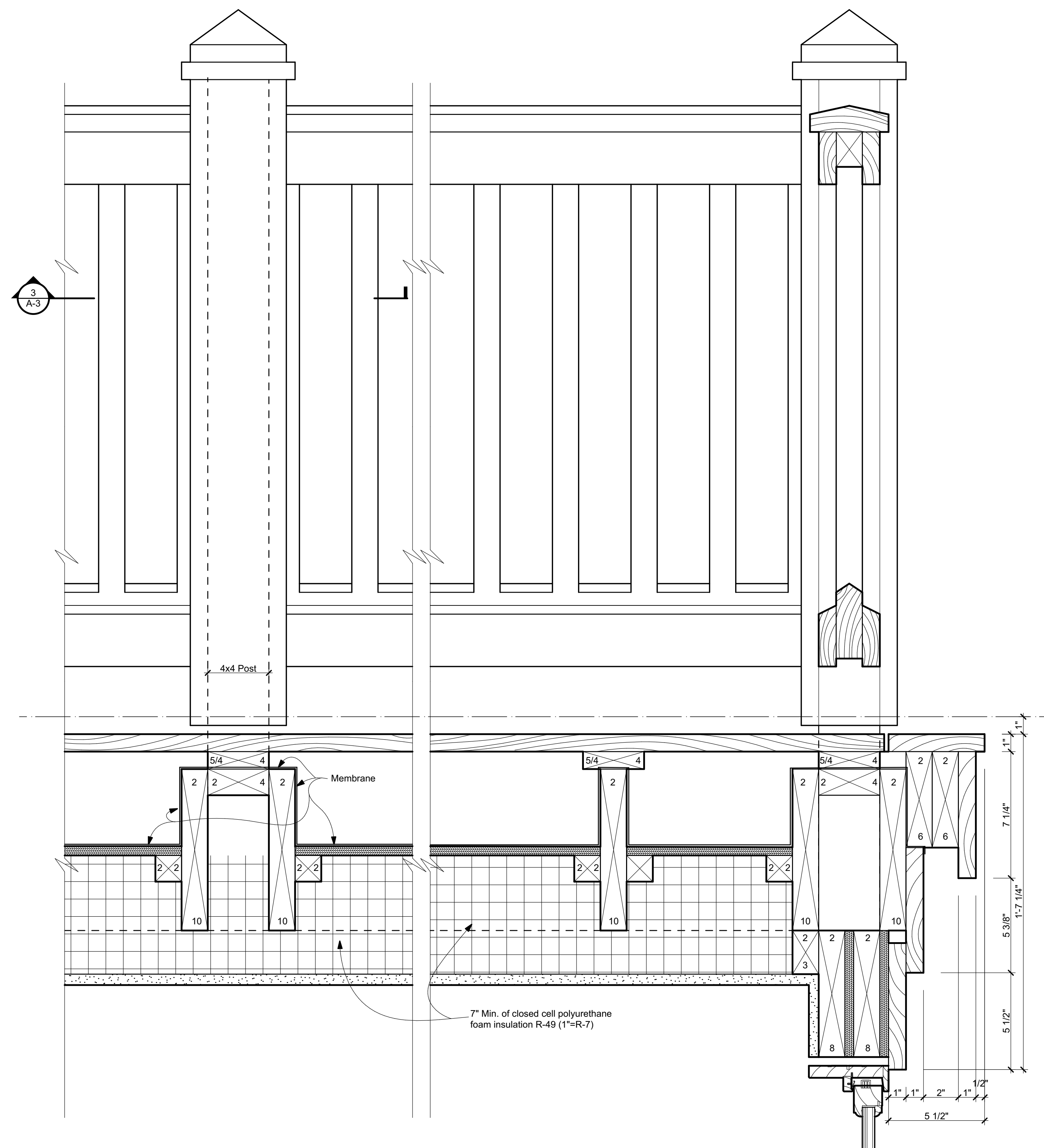
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Plan Detail

Scale: 3" = 1'-0"

3



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Section and Plan Details

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1802

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